

**TRANSFER
TAX
PAID**

WARRANTY DEED

017948

MARK A. FORD and SANDRA J. FORD of WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE, for consideration paid, grant to EDGARDO SCHWIDERKE and ANKENY WEITZ of GRANVILLE, STATE OF OHIO, AS JOINT TENANTS, with **WARRANTY COVENANTS**, the land in WATERVILLE, COUNTY OF KENNEBEC and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, identified and shown on Plan of Sunset Terrace as lots numbered five (5), which plan is recorded in Kennebec Registry of Deeds Plan Book 20, Page 9. Corners and angles in the lines of said lots are marked by iron rods driven into the ground, as shown on said plan. Together with a right of way for all usual purposes in common with others over the street "Sunset Terrace" as laid out on said plan. This lot in two parts (hereinafter termed as one lot) is one of a subdivision of a tract of land acquired by H.C. Marden from Ella E. Graves by deed dated October 15, 1955 and recorded in Kennebec Registry of Deeds in Book 1005, Page 195.

The lot here conveyed is subject to the following restrictions which run with the land and apply to all lots shown on the said plan except lots "A" and One (1):

- a. The land shall be used for residential purposes only and shall be occupied by a dwelling and appurtenances for not more than one family provided however that a garage for not more than two cars will be permitted. The dwelling and appurtenances shall cost not less than \$13,000.00 based upon labor and material market of June 1956.
- b. No building or portion thereof shall be erected thereon or occupy any portion of the lot less than twenty (20) feet from the street line and less than ten feet from the line of the adjoining lot, provided however that the words "street line" as here used and applicable to lots two, four and nine means the straight portion of the street line (excluding the ends of the y) extended.
- c. The lot shall not be subdivided for resale.
- d. The lot shall not be occupied by a house trailer.
- e. No animals or birds except the usual domestic pets shall be kept on the premises.

Being the same premises conveyed to Mark A. Ford and Sandra J. Ford by warranty deed from Judith Oprendeck Elmore, dated May 1, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3539, Page 5.

51-115
03484
51-125

51-115
+
51-1125WITNESS our hands and seals on JULY 6, 1998.Stanley
WITNESSMark A. Ford
MARK A. FORDSandra J. Ford
WITNESSSandra J. Ford
SANDRA J. FORDTHE STATE OF MAINE
KENNEBEC, ss.JULY 6, 1998

Then personally appeared the above named MARK A. FORD and SANDRA
J. FORD and acknowledged the foregoing instrument to be their free
act and deed.

Before me, Stephen F. Dubord
Notary Public

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001



RECEIVED KENNEBEC SS.

1998 JUL 10 AM 9:00

ATTEST: Theresa B. Moore
REGISTER OF DEEDS